009.0	0002	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	977,800 / 977,800
					USE VALUE:	977,800 / 977,800
					ASSESSED:	977,800 / 977,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21	-23	LINWOOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELLINGER CHRISTOPHER/ANNE
Owner 2:	
Owner 3:	
Street 1:	21 LINWOOD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOGIL CHRISTOPHER -
Owner 2:	SLEPIAN ANNE -
Street 1:	21 LINWOOD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,510 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Stucco Exterior and 2442 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7510.000	440,700	20,900	516,200	977,800
Total Card	0.172	440,700	20,900	516,200	977,800
Total Parcel	0.172	440,700	20,900	516,200	977,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.41 | /Parcel: 400.4

Legal Description

User Acct 7931

GIS Ref

GIS Ref

Insp Date 06/08/16

Entered Lot Size

Total Land:

Land Unit Type:

!848!

PREVIOUS ASSESSMENT

Parcel ID 009.0-0002-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	440,700	20900	7,510.	516,200	977,800	977,800	Year End Roll	12/18/2019
2019	104	FV	358,100	20900	7,510.	548,500	927,500	927,500	Year End Roll	1/3/2019
2018	104	FV	358,100	20900	7,510.	400,100	779,100	779,100	Year End Roll	12/20/2017
2017	104	FV	335,200	20900	7,510.	348,500	704,600	704,600	Year End Roll	1/3/2017
2016	104	FV	342,600	20900	7,510.	296,800	660,300	660,300	Year End	1/4/2016
2015	104	FV	285,300	20900	7,510.	290,400	596,600	596,600	Year End Roll	12/11/2014
2014	101	FV	265,000	20900	7,510.	238,800	524,700	524,700	Year End Roll	12/16/2013
2013	101	FV	263,200	20900	7,510.	227,100	511,200	511,200		12/13/2012

PRINT

Date	Time
12/10/20	16:33:38

LAST REV

Date	Time
06/05/19	14:45:54
danam	
848	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOGIL CHRISTOPH	53600-8		9/29/2009	Family	1	No	No		
MOGIL CHRISTOPH	41191-404		10/15/2003	Family	1	No	No		
MOGIL CHRISTOPH	23759-472		10/7/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2019	20	Add Bath	9,000	C				
7/1/2015	835	Solar Pa	41,855		7/1/2015			Install 34 solar p
4/23/2013	590	Redo Kit	101,750	C				
11/4/2004	1067	Re-Roof	14,650					

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2016	Meas/Inspect	PT	Paul T
12/30/2013	Measured	JBS	JOHN S
5/30/2013	Info Fm Prmt	EMK	Ellen K
1/22/2009	Meas/Inspect	294	PATRIOT
9/27/1999	Meas/Inspect	243	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	7931
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7510		Sq. Ft.	Site		0	80.	0.86	1									516,237						516,200	

Total AC/HA: 0.17241 | Total SF/SM: 7510 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 516,237 | Spl Credit | Total: 516,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.11666667
Const Adj.:	1.00138497
Adj $ / SQ:	178.914
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	597763
Depreciation:	157809
Depreciated Total:	439953

COMMENTS

BK; 16579 PG; 122 648-0776,
WHIRLPOOL=HOT TUB, GAR OFFICE IN LOFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

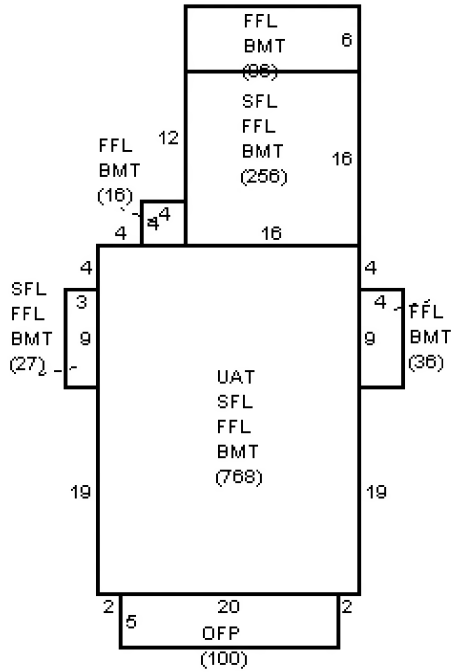
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.91
Special Features:	700	Val/Su Net:	117.80
Final Total:	440700	Val/Su SzAd	195.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,199	53.670	64,355
FFL	First Floor	1,199	178.910	214,518
SFL	Second Floor	1,051	178.910	188,039
UAT	Upper Attic	192	125.240	24,046
OFP	Open Porch	100	33.050	3,305

Net Sketched Area:	3,741			Total:	494,263
Size Ad	2250	Gross Are	4317	FinArea	2442

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.0-0002-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	A	Y	1	3X9	F	FR	1930	0.00	T	50	104						
96	Whirl Pool	D	S	1	2	A	AV	1980	500.00	T	31.2	104			700			700
5	Gar w/improv	D	Y	1	29X24	E	EX	1930	35.79	T	16	104			20,900			20,900

More:	N	Total Yard Items:	20,900	Total Special Featues:	700	Total:	21,600